

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT CHRISTIES CONFERENCE CENTRE ON WEDNESDAY 18 JUNE 2014 AT 10.30AM

PRESENT:

David Furlong	Chair
Sue Francis	Panel Member
Julie Savet Ward	Panel Member
Ted Cassidy	Panel Member
Monica Wagmann	Panel Member

IN ATTENDANCE

Philip North	Ashfield Council
Atalay Bas	Ashfield Council

APOLOGY: NIL

1. The meeting commenced at 10.40am.

2. Declarations of Interest -

Nil

3. Business Items

ITEM 1 - 2014SYE030 – Ashfield - 10.2014.9.1 - Mixed use development - 270 Liverpool Road, Ashfield

4. Public Submission -

Spiro Soulos	Addressed the panel against the item
Ben Craig	Addressed the panel on behalf of the applicant
Steve Zappia	Addressed the panel on behalf of the applicant
Chris Palmer	Addressed the panel on behalf of the applicant
Stephen Fryer	Addressed the panel on behalf of the applicant

5. Business Item Recommendations

ITEM 1 - 2014SYE030 – Ashfield - 10.2014.9.1 - Mixed use development - 270 Liverpool Road, Ashfield

1. The Panel resolves unanimously to approve the DA for the reasons outlined in the report and subject to the conditions mentioned in the report subject to the following changes:
 - a) The deferred commencement requirements are removed;
 - b) Option B of proposed deferred commencement condition 2 is converted to an operational condition and is required prior to occupation;

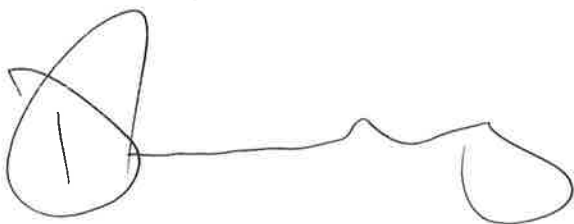
- c) Deferred commencement condition 4 is converted to an operational condition;
- d) Conditions 6 and 7 are removed and converted to an operational condition. As follows "The applicant shall provide details of materials to the satisfaction of Council prior to lodgement of the construction certificate in a plan or written form";
- e) In condition C7 – the local car parking contribution is deleted as there is no shortfall in commercial parking;
- f) Condition E28 is deleted
- g) The following sentence is added to G3 "All landscaping in the communal area shall be maintained to the satisfaction of Council";
- h) Condition G4, G7 and H3 are deleted;
- i) The two spaces for the affordable units are to be located in car park B1 in place of the two visitor spaces;
- j) An additional condition "The proposed openings at the rear of units 110 and 112 are to be removed".

2. In arriving at its decision the Panel formed the view that:

- a) The variation under Clause 4.6 of the LEP to the FSR standard is well founded;
- b) The minor (1 space) shortfall in on site car parking is reasonable in this instance;
- c) The deferred commencement requirements are adequately addressed as operational requirements.

The meeting concluded at 12.45pm.

Endorsed by

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a horizontal line and a small loop at the end.

David Furlong
Acting Chair, Sydney East
Joint Regional Planning Panel
18 June 2014